



Order Filed on February 17, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1( b)**  
Denise Carlon, Esq.  
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Attorney for: Nationstar Mortgage LLC

In Re:

Zari Sharif Callahan,

Debtor.

Case No: 16-33648-CMG

Chapter: 7

Judge: Christine M. Gravelle

**CONSENT ORDER VACATING AUTOMATIC STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: February 17, 2017**

  
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Honorable Christine M. Gravelle  
United States Bankruptcy Judge

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Debtor: Zari Sharif Callahan

Case No.: 16-33648-CMG

Caption: **CONSENT ORDER VACATING AUTOMATIC STAY**

This matter, having been brought before the Court by Denise Carlon, Esq., KML Law Group, P.C., attorneys for Secured Creditor, JPMorgan Chase Bank, N.A, upon a consent order to vacate the automatic stay as to real property known as 58 Salem Lane, Little Silver, NJ 07739, and with the consent of Bunce Atkinson, Esq., counsel for the Debtor, Zari Sharif Callahan, and Karen Bezner, Chapter 7 Trustee,

It is hereby **ORDERED, ADJUDGED** and **DECREED** that the automatic stay as to 58 Salem Lane, Little Silver, NJ 07739 is hereby vacated to permit Secured Creditor to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue its rights in 58 Salem Lane, Little Silver, NJ 07739; and

It is further **ORDERED, ADJUDGED** and **DECREED** that Secured Creditor, its successors or assigns, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives. Additionally, any purchaser of the property at Sheriff's Sale or their assign, may take any legal action for enforcement of its right to possession of the property; and

I hereby agree and consent to the above terms and conditions: Dated: 1/27/17

/s/ Denise Carlon

DENISE CARLON, ESQ., ATTORNEY FOR CREDITOR

I hereby agree and consent to the above terms and conditions: Dated: 1/21/17

/s/ Bunce Atkinson

BUNCE ATKINSON, ESQ., ATTORNEY FOR DEBTOR

I hereby agree and consent to the above terms and conditions: Dated: 1/23/17

/s/ Karen Bezner

KAREN BEZNER, CHAPTER 7 TRUSTEE